



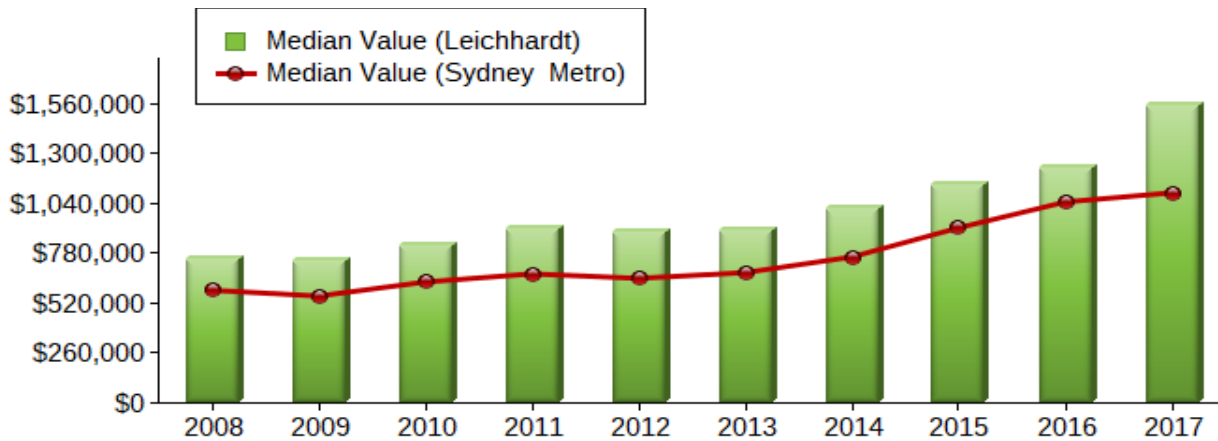
RESIDEX

Suburb Statistics Report

Leichhardt 2040 NSW

Historical House Statistics for Leichhardt 2040

House				
Year	Leichhardt		Sydney Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Feb 2016 - Jan 2017	\$1,546,500	27.0%	\$1,094,000	4.6%
Feb 2015 - Jan 2016	\$1,217,500	7.4%	\$1,046,000	14.8%
Feb 2014 - Jan 2015	\$1,134,000	11.8%	\$911,500	20.0%
Feb 2013 - Jan 2014	\$1,014,500	13.5%	\$760,000	12.0%
Feb 2012 - Jan 2013	\$893,500	0.9%	\$678,500	4.6%
Feb 2011 - Jan 2012	\$885,500	-1.9%	\$648,500	-3.5%
Feb 2010 - Jan 2011	\$902,500	9.8%	\$672,000	6.7%
Feb 2009 - Jan 2010	\$821,500	10.9%	\$629,500	13.1%
Feb 2008 - Jan 2009	\$740,500	-1.2%	\$556,500	-5.1%
Feb 2007 - Jan 2008	\$749,000	16.8%	\$586,500	8.7%



Capital Growth

Average Growth Over the Last 3 Years	15.1% p.a.
Average Growth Over the Last 10 Years	9.2% p.a.

Rental Yield

Last Quarter	Last Year	10 Years Average
3.0% p.a.	3.2% p.a.	3.8% p.a.

Total Returns

Average Return Over the Last 10 Years	13.4% p.a.
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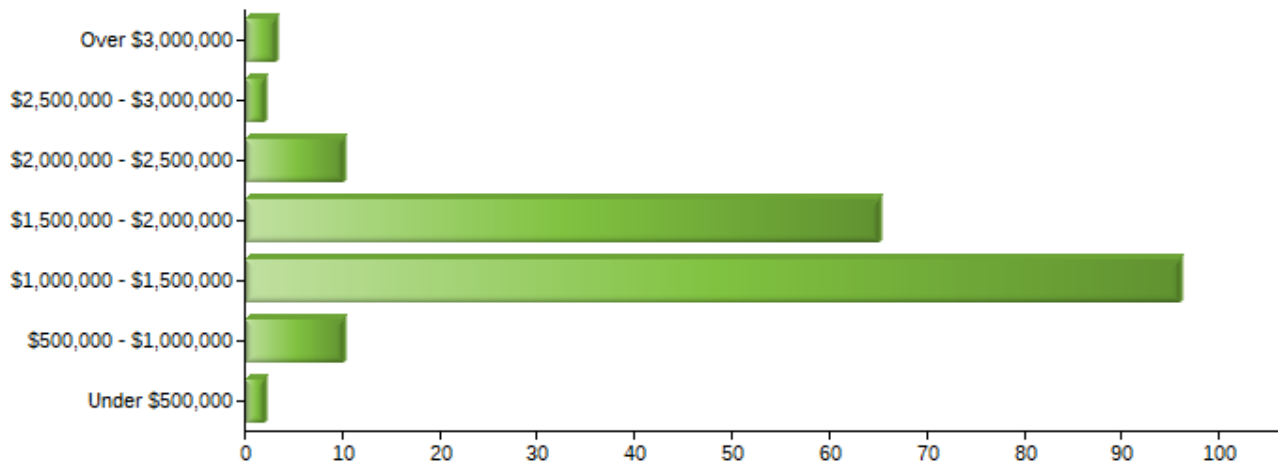
House Sales for Leichhardt 2040

Number of House Sales Per Annum (Calendar Year)



* Note – the total number of sales for the current year will be incomplete.

Number of House Sales by Price (Past 12 Months)



Predicted House Statistics for Leichhardt 2040

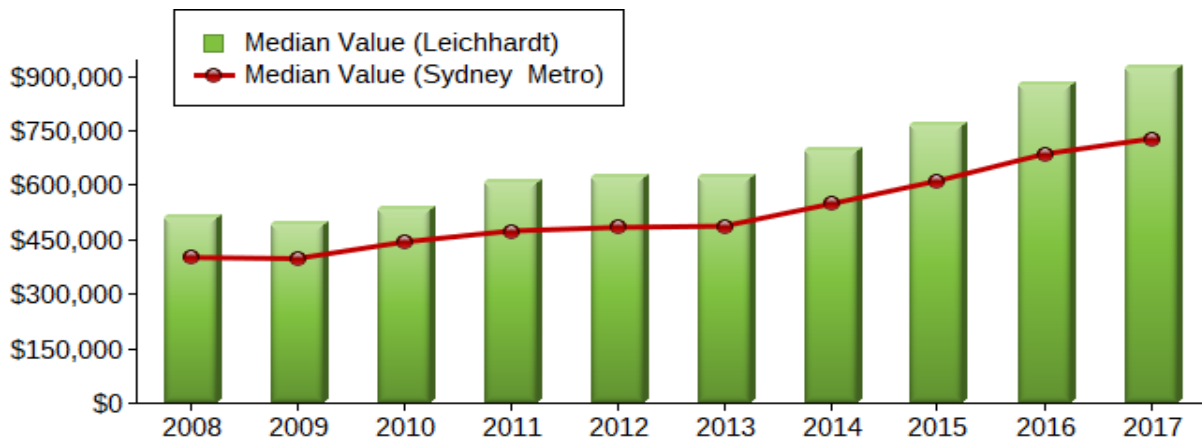
Predicted Capital Growth

Period	Suburb Growth	Sydney Metro Growth
Next 5 years*	2% p.a.	1% p.a.
Next 8 years*	4% p.a.	2% p.a.

* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Houses in suburb Leichhardt will be in the order of \$2,208,500.

Historical Unit Statistics for Leichhardt 2040

Year	Unit			
	Leichhardt		Sydney Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Feb 2016 - Jan 2017	\$922,500	5.5%	\$728,500	6.1%
Feb 2015 - Jan 2016	\$874,000	14.4%	\$686,500	12.0%
Feb 2014 - Jan 2015	\$764,000	9.9%	\$612,500	11.6%
Feb 2013 - Jan 2014	\$695,000	12.0%	\$549,000	12.6%
Feb 2012 - Jan 2013	\$620,500	0.1%	\$488,000	0.6%
Feb 2011 - Jan 2012	\$620,000	2.3%	\$484,500	2.1%
Feb 2010 - Jan 2011	\$606,000	14.3%	\$474,500	7.0%
Feb 2009 - Jan 2010	\$530,500	7.9%	\$444,000	11.4%
Feb 2008 - Jan 2009	\$491,500	-3.2%	\$398,500	-0.8%
Feb 2007 - Jan 2008	\$508,000	6.8%	\$401,500	7.0%



Capital Growth

Average Growth Over the Last 3 Years	9.9% p.a.
Average Growth Over the Last 10 Years	6.8% p.a.

Rental Yield

Last Quarter	Last Year	10 Years Average
3.7% p.a.	3.8% p.a.	4.3% p.a.

Total Returns

Average Return Over the Last 10 Years	11.5% p.a.
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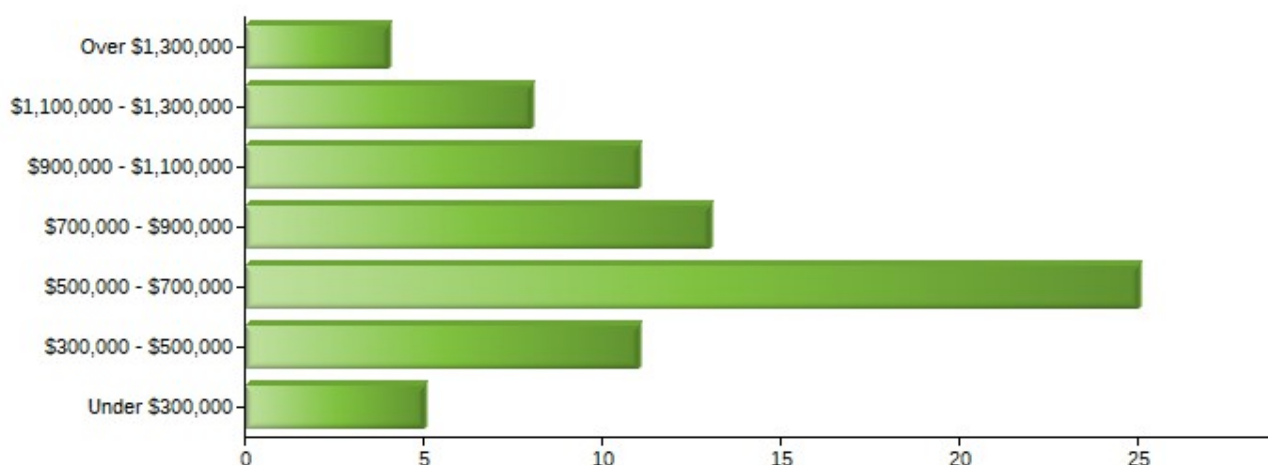
Unit Sales for Leichhardt 2040

Number of Unit Sales Per Annum (Calendar Year)



Note – the total number of sales for the current year will be incomplete.

Number of Unit Sales by Price (Past 12 Months)



Predicted Unit Statistics for Leichhardt 2040

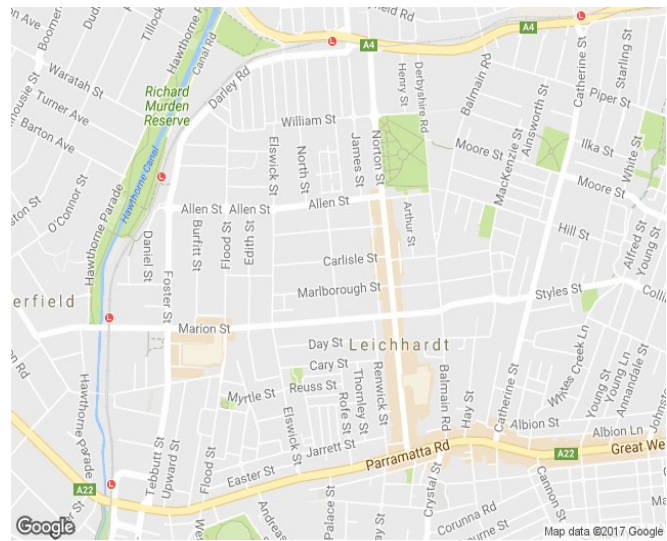
Predicted Capital Growth

Period	Suburb Growth	Sydney Metro Growth
Next 5 years*	1% p.a.	0% p.a.
Next 8 years*	3% p.a.	2% p.a.

* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Units in suburb Leichhardt will be in the order of \$1,232,500.

Snapshot for Leichhardt 2040

Median Value of Houses:	\$1,546,000
Median Value of Units:	\$922,000
Number of Dwellings:	7281
Number of Houses:	4625
Number of Units:	2656
Number of Residents (ABS Data):	13519



Market Activity for Leichhardt 2040

Number of Properties Listed for Sale:	17
Estimated Days on the Market:	3
Estimated Number of Sales in the Last 3 Months:	61
Estimated Number of Sales in the Same Period Last Year:	97
Current Percentage of Properties on the Market (Leichhardt):	0.23%
Current Percentage of Properties on the Market (Sydney Metro):	0.58%

Street Information for Leichhardt 2040

Number of Streets in the Suburb: 133

Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Parramatta Rd	\$2,332,776
Prospect St	\$2,083,698
Whites Creek Lane	\$1,931,766
Macauley St	\$1,889,664
Thornley St	\$1,675,773

Street with Highest Value Property:
Allen St

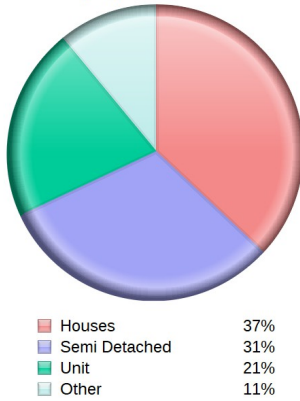
Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Hay St	\$603,264
Marion St	\$639,711
Macauley St	\$652,575
Carlisle St	\$661,933
Edith St	\$666,464

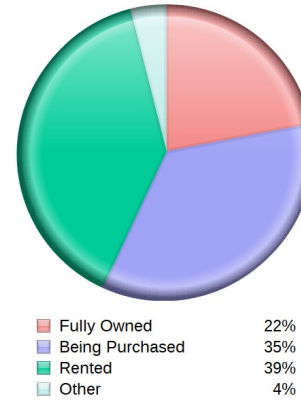
Street with Lowest Value Property:
Elswick St

Demographics for Leichhardt 2040

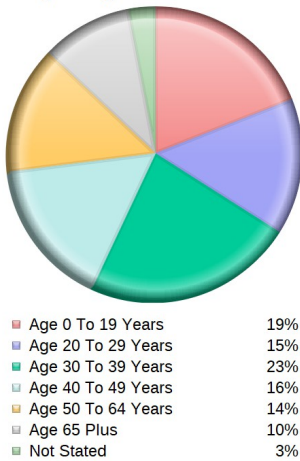
Dwelling Type - Leichhardt 2040



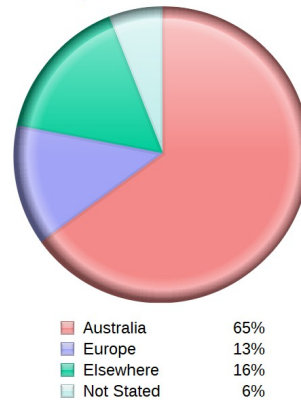
Home Ownership - Leichhardt 2040



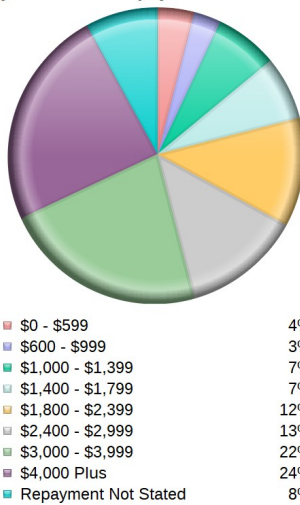
Age Range - Leichhardt 2040



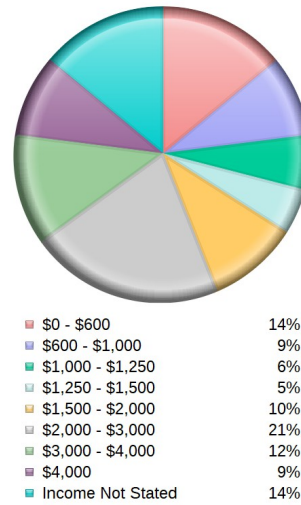
Birthplace - Leichhardt 2040



Monthly Homeloan Repayment - Leichhardt 2040



Household Income - Leichhardt 2040



Created by Residex using data provided by the ABS

Definitions of Terms

Term	What is it?	What does it tell you?
Average Capital Growth	It is the aggregate capital growth amount over a time frame longer than one year, expressed as an annual percentage.	Average capital growth figures allow you to monitor the performance of different areas or properties over a period of time. Be aware that the average capital growth figures are not the total growth figures divided by time. This method would overstate annual growth as it would include capitalisation.
Capital Growth	The capital growth is the growth in house prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order. Where median is ascribed to a date range, the value represents the median at the end date.	The median value tells you what a typical property is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Total Return	A combination of both capital growth and rental income.	Total return figures allow you to compare the investment returns of different areas or properties.

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